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**A R C H I T E C T S ~ P L A N N E R S**  
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**Exterior differences between concept elevation  
and final plans**

This outline briefly compares the concept rendering to the elevations located on sheet A4.1 of the construction documents the following items differ. The majority of these items are referenced as looking from left to right as comparing the elevations. These differences for the most part were used in the design from its inception after the award of the design contract.

**Specific Design Differences**

- The main adjustment which differs between the rendering and the construction documents is the fact that a lower level became part of the design scope. This adds a lower level covered area and additional plaza elements to the design, including additional entry doors, columns, windows, etc.
- The large left dormer was designed all the way to the front left corner of the building and adjusted as required based on accommodating interior design elements.
- The windows between the large left side dormer and the smaller dormer to the left of the main entry tower were adjusted as required based on the interior design requirements.
- All small fake dormers shown on the rendering along the main roof top were not part of the actual design, mainly due to budget reasons and the fact they could always be added in the future. However, the dormers located on all four sides of the Main Entrance Tower roof are in the final design documents.
- During the design of the project it was determined that the Main Entrance Tower could not project as far out as it does in the rendering due to site constraints and interior design requirements. Therefore the lower covered roof areas come slightly across the front of the tower and onto the new projected covered entry versus stopping at the sides like in the concept rendering.
- There are no entry stairs as indicated on the concept rendering. This is simply an approximate 20 foot wide bridge which extends from the sidewalk along Maple Ave. to the Main Entrance Tower with vertical picket style railings on each side.
- The single door element indicated on the main entry level in the rendering was adjusted to two double doors to meet egress requirements. This is indicated on both the community plaza level and the public safety level of the construction documents.
- No people will be able to stand on the upper balcony as depicted to the right of the main entry tower along the exterior theater wall. The railing along these areas will be provided, however, the balcony floor area was always indicated as a future installation.

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- The upper level dormer indicated on the right side of the exterior theater wall in the concept rendering was never part of the actual design, mainly due to budget constraints.
- The roof pitch on the lower level dormer under the one indicated above was adjusted to simplify the construction due to budget constraints.
- There is no gazebo on the security plaza as indicated in the concept rendering. This was an alternate which was not accepted after the bid.
- The open entrance indicated under the new security plaza is mostly a brick wall for future security reasons when this area becomes a full functioning secure police access and prisoner drop off with a 24 foot wide roll up coiling type door. However at the present time there will simply be a 24 foot wide masonry opening and a small 3 foot wide masonry opening for a future door to the left of it.
- The cupola atop the Main Entrance Tower roof is very similar in design as indicated on the concept rendering however the small wall area under the roof is slightly higher and accommodates a round louver on each side. The roof of the cupola is proposed to be a patina green the same as the other roof areas on the project. This provides an aged copper look versus the new copper look as indicated in the concept rendering. The spire atop the cupola as indicated in the rendering is proposed to be a clear coated aluminum ball with a much smaller point atop it as indicated in the construction documents.

#### **Phasing Value Engineering and Negotiation Design Differences**

- The main adjustment which differs between the concept rendering and the modified plans is the fact that the gymnasium construction has been removed from the project scope in its entirety. This includes the tower design elements at each corner of the gym including a portion of the security plaza.
- Both covered roof areas as indicated in the concept rendering between the double tiered dormers and the gymnasium towers have been eliminated due to several reasons. Mainly there is no proposed construction to this area of the existing theater due to budget adjustments and the gymnasium is not in the scope to provide an end roof termination point as indicated.
- The new covered roof design elements around the existing theater which are open to the sides above the theater roof level parapet, which the back side of the painted metal deck was hidden from view by the gymnasium in the initial plans is now visible at a distance due to the fact the gymnasium construction is on an indefinite hold.

#### **General Design Differences**

- Due to the lower level expansion incorporated into the project after this concept rendering was created there are no trees along the front of the covered walkway. There is landscaping planned at many other locations throughout the project, however it was an alternate which was not accepted at the present time and various areas will simply be seeded and or receive mulch beds as applicable. It was discussed that DPW would install landscaping as monies allow in the future.

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- The gray corners on the rendering do not exist in the actual design. All corners are standard brick corners, however all gray areas indicated around the windows are actually precast concrete jambs, heads and sills.
- The window and aluminum storefront frames indicated in the concept rendering are white. The concept rendering simply indicates shaded white seeming light beige.
- The railing design is actually slightly more elaborate than what is depicted in the rendering; however the color remains a shade of green as indicated.
- The vertical column construction supporting the covered walkways are actually 8 x 8 painted steel tube welded frames as indicated on the elevations and sectional criteria areas of the construction documents. These tubes have slightly rounded edges and give the appearance of wood at a distance without the maintenance issues while providing an adequate support structural element at the same time. The detailed trim work indicated on the rendering around each column was not incorporated into the construction documents for a few reasons. First to simplify the design and cost and secondly it was discussed a local steel fabricator may in the future provide this detail work. It was also discussed that this same fabricator could provide detailed arch work at each ridged frame area under and perpendicular to the façade in the future. This area discussed is not seen in the rendering.
- The horizontal extended façade design with small, short vertical elements ending at a larger horizontal element as indicated in the concept rendering was designed using ½" x ½" steel pickets attached to a horizontal 8 x 8 steel tube which forms the fascia between the rigid 8 x 8 framework. They extend down approximately 11" and are terminated along the bottom by a 1" x 1" continuous horizontal steel tube member. The vertical pickets will be painted a shade of green to match the railing and the horizontal bar will be painted white.

End of outline

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